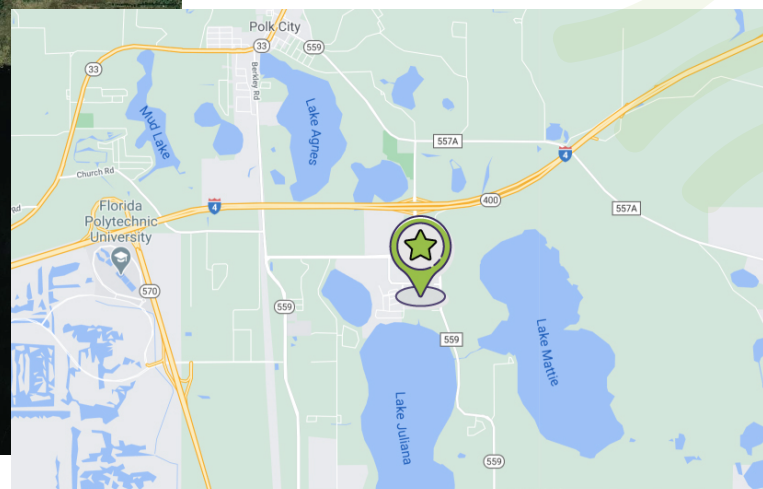


Phase II  
1,200-4,000 SF  
Available

# PUBLIX AT LAKE JULIANA

*Phase I Leased, Now Leasing Phase II*

SWQ of County Rd 559 and William Van Fleet Rd, Auburndale, FL 33868



## PROPERTY HIGHLIGHTS:

- 🌿 **62,400 square foot** neighborhood center anchored by **Publix**.
- 🌿 Positioned to conveniently serve residents of the Berkley Road corridor, the CR 559 corridor, Lake Alfred and Polk City

- 🌿 **Housing Growth:** 2,000+ new homes
- 🌿 **Convenient Location:** 20 minutes from Disney & 5 minutes from Florida Polytechnic University
- 🌿 **Major Roads:** County Rd 559: 9,300 $\pm$  AADT, SR 400 (I-4): 98,180 $\pm$  AADT



Janet Galvin  
O 407 278 5535 x 404  
C 407 484 9562  
janet@archonca.com

100 East Central Blvd, Suite #2  
Orlando, FL 32801  
P 407 278 5535 | F 407 545 2844  
[www.archonca.com](http://www.archonca.com)

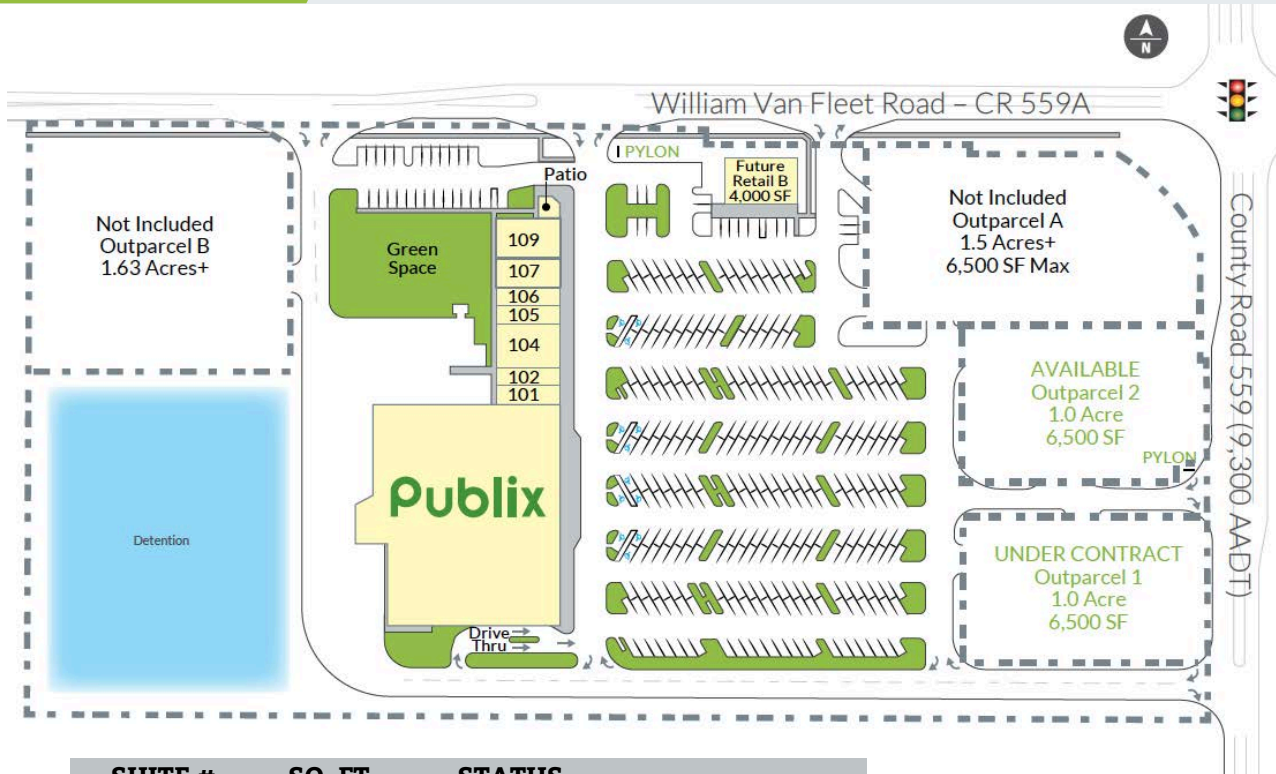
Stay in the know. Click to follow us on social media.



# Site Plan

## PUBLIX AT LAKE JULIANA

SWQ of County Rd 559 and William Van Fleet Rd, Auburndale, FL 33868



SUITE #	SQ. FT.	STATUS
	48,387 SF	Publix
101	1,400 SF	Publix Liquors
102	1,190 SF	Nutrition
104	3,500 SF	Grand Nail Lounge
105	1,400 SF	Pizza Hut
106	1,400 SF	UPS Store
107	2,400 SF	Wakame Japanese and Thai Cuisine
109	2,710 SF	Huey Magoo's

**Building B: 1,200 - 4,000 SQ. FT. AVAILABLE**

DEMOGRAPHICS	5 Mile	10 Mile	15 Mile
Total Population	27,892	157,647	492,871
Households	9,884	61,498	188,295
Median HH Income	\$65,048	\$49,481	\$53,000

Archon Commercial Advisors is an affiliate of SITE SOURCE



**Janet Galvin**  
 O 407 278 5535 x 404  
 C 407 484 9562  
 janet@archonca.com

100 East Central Blvd, Suite #2  
 Orlando, FL 32801  
 P 407 278 5535 | F 407 545 2844  
[www.archonca.com](http://www.archonca.com)

Stay in the know. Click to follow us on social media.

